



CITY OF LODI  
COMMUNITY DEVELOPMENT DEPARTMENT  
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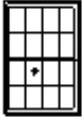




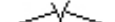
Window Replacement

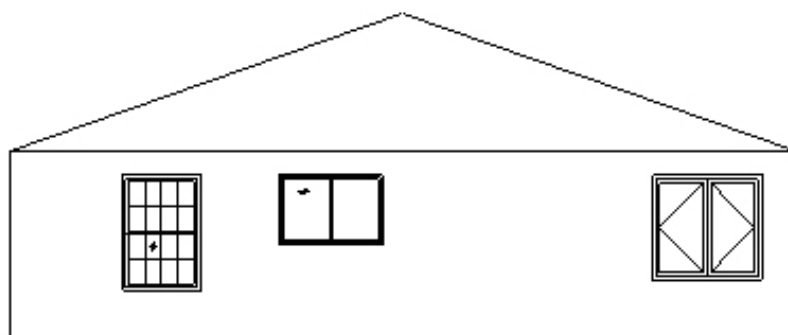
- Permits are required for all residential window replacements. Natural light and egress requirements must be met.
- Permit type is "RESADDRP" (Building Inspection Division use only).
- Fee is based on contract valuation. Contract valuation includes value of ALL proposed work (i.e. stucco, structural repairs, etc.)
- Window U-factor (measure of rate of non-solar heat entering building) must be .32 or less. Proof of U-factor sticker is required – do not remove from window prior to inspection approval.
- **Solar Heat Gain Coefficient**, aka: "**SHGC**" (the percentage of solar heat entering the building) must be .25 or less. Proof of SHGC sticker is required– do not remove from window prior to inspection approval.
- If there is a pool or spa within five (5) feet of the window, the window must be safety glazed.
- Applicant must submit 2 copies of the CF-1R-ALT form and two (2) floor plans with the following information:
  1. Emergency egress (see page 4 for requirements)
  2. Current size and location of windows
  3. Proposed size and location of windows
  4. Location of smoke detectors and carbon monoxide alarms (see below for requirements)

*CRC Section R314.6 & R315: Additions, alterations or repairs to Group R Occupancies. When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, smoke detectors & carbon monoxide alarms shall be installed in accordance with Section R314.3 and R315.2.*

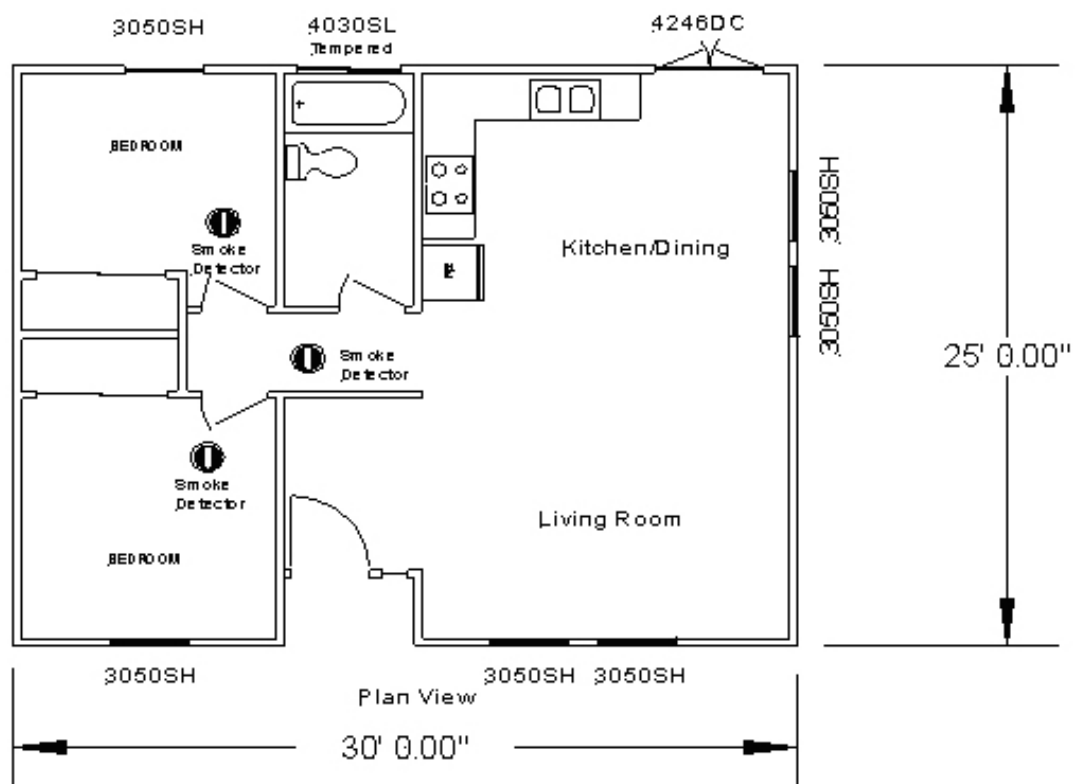
*CRC Section R314.3 Smoke detectors when required by Section 314.6 shall be installed in the following locations: 1) In each sleeping room, 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms and 3). When the dwelling unit has more than one story, on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.*

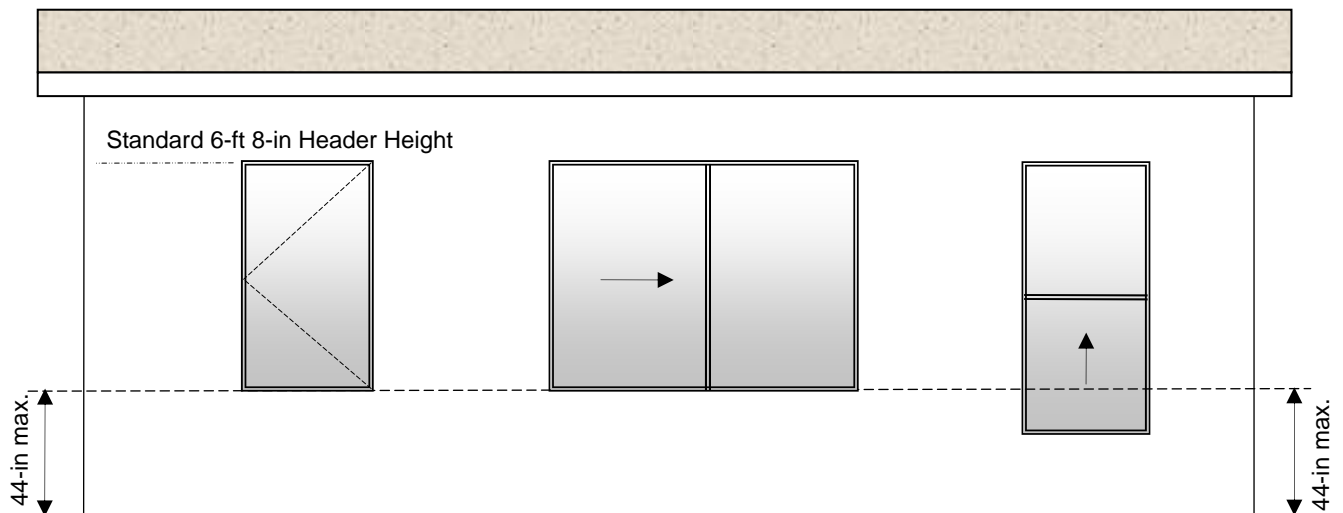
*CRC Section R315.3: Carbon monoxide alarms required by Section R315.2 shall be installed in the following locations: 1) Outside of each separate sleeping area in immediate vicinity of the bedroom(s) and 2) On every level of a dwelling unit including basements.*

Elevation View	Plan View	Type	Size	Label on Plans
		Single Hung	3'-0" wide by 5'-0" high	.3050SH
		Horizontal Slider	4'-0" wide by 3'-0" high	.4030SL
		Double Casement	4'-2" wide by 4'-6" high	.4246DC



Elevation View





**SINGLE CASEMENT:**

2-4 x 4-0

2-6 x 3-6

**DOUBLE CASEMENT:**

4-8 x 4-0

**CASEMENT/FIXED**

**COMBO:**

7-0 x 4-0

**SLIDER:**

4-0 x 4-0

5-0 x 3-6

6-0 x 3-0

**SLIDER/FIXED COMBO:**

8-0 x 4-0

10-0 x 4-0

12-0 x 3-0

**SINGLE/DOUBLE  
HUNG:**

3-0 x 5-0

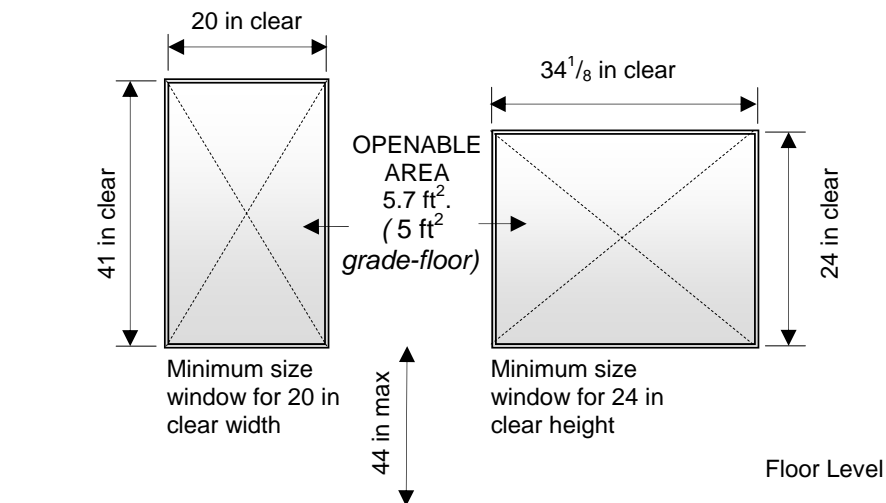
3-0 x 5-6

3-4 x 5-0

3-8 x 5-0

4-0 x 5-0

**EMERGENCY ESCAPE/EXIT WINDOWS – ELEVATION**



- 20 in min. clear width
- 24 in min. clear height
- 5.7 ft<sup>2</sup> min. openable area
- 5 ft<sup>2</sup> min openable area for grade-floor openings

## Current 2013 CRC Emergency Egress Requirements

Basements, habitable attics and sleeping rooms shall have at least one exterior emergency escape and rescue opening. Such openings shall 1) open directly into a public way, yard, or court that opens to a public way, 2) have a minimum net clear opening area of 5.7sqft [5 sqft for grade-floor level openings] with minimum net clear dimensions of 24" opening height and 20" opening width and 3) shall have the bottom of the clear opening no greater than 44" above the floor. 2013 CRC, Sections R310.

## 2013 CRC, Appendix Chapter J Existing Structures/Alterations and Repairs

An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently.

It is the experience of this jurisdiction that many replacement/retrofit window assemblies and products, when installed into previously complying window openings, increase the original opening height, decrease the original opening size or both.

If the Contractor can demonstrate that the existing egress window in the sleeping areas met the Building Code egress requirements enforced at the time the structure was built, and the replacement/retrofit window assembly will not decrease the required opening size of those code requirements, then he/she will not be required to bring the egress windows to current requirements, provided the following conditions are met:

- 1) At the time the permit is applied for the applicant will: a) include in the "Scope of Work" on the Permit Application, a statement "The egress windows will meet the code requirements enforced at the time the structure was built. The structure was built in 19XX."
- 2) At the Final Inspection, the Building Inspector will verify that the original opening height and size did not vary from the code requirements enforced at the time the structure was built.

## City of Lodi Emergency Egress Window Requirements by Year

Date of Permit Application	Code	Section	Maximum Sill Height	Minimum Net Opening	Minimum Height	Minimum Width
Before 10/16/1964	Various	No requirement	No requirement	No requirement	No requirement	No requirement
10/16/1964-3/4/1969	UBC 1964	3320.0	48 in	5 ft <sup>2</sup>	24 in	24 in
3/5/1969-8/2/1974	UBC 1967	3320.0	48 in	5 ft <sup>2</sup>	22 in	22 in
8/3/1974-6/30/1977	UBC 1973	1404.0	48 in	5 ft <sup>2</sup>	22 in	22 in
7/1/1977-5/22/1980	UBC 1976	1404.0	44 in	5.7 ft <sup>2</sup>	24 in	20 in
5/23/1980-1/19/1996	Various	1204.0	44 in	5.7 ft <sup>2</sup>	24 in	20 in
1/20/1996-12/31/2007	Various	310.4	44 in	5.7 ft <sup>2</sup>	24 in	20 in
1/1/2008-12/31/2010	2007 CBC	1026	44 in (bottom of clear opening)	5.7 ft <sup>2</sup> 5.0 ft <sup>2</sup> (grade-floor)	24 in	20 in

## Installing Windows without a Permit

The City of Lodi's violation fee for commencing work before obtaining a permit is 9 times the building permit fee, not to exceed \$1,000.00.